

IN RE: PETITION FOR ZONING VARIANCE
100-1/4 W. of c/l of
Hillside Drive
6305 Windsor Mill Road
1st Election District
1st Councilmanic District
Douglas E. Abrams
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-438-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 402.2 to allow 7 feet side yard setback in lieu of 15 ft. and 79.93 ft. in lieu of 80 ft. width of lot at front building for an existing two family dwelling as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Douglas E. Abrams, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 6305 Windsor Mill Road consists of .46 acres +/-, zoned D.R.5.5 and is currently improved with an existing two family dwelling.

Mr. Abrams testified that he purchased the property in 1983 under the assumption that the lot and improvement thereon were in compliance with the Baltimore County Zoning Regulations (B.C.Z.R.). Mr. Abrams testified that he was advised of the need for the subject variances.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare

of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of June, 1990 that the Petition for a Zoning Variance to allow 7 feet side yard setback in lieu of 15 ft. and 79.93 ft. in lieu of 80 ft. width of lot at front building for an existing two family dwelling, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the restrictions which are conditions precedent to the relief granted:

1. Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
2. No more than two apartment units shall be permitted on the subject property.
3. Further subdivision of the subject property is prohibited.

ORDER RECEIVED FOR FILING
Date 6/1/90
By J. Robert Haines

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mm
encl.
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 7, 1990



Dennis F. Rasmussen
County Executive

Mr. Douglas E. Abrams
7737 Morgan Road
Woodbine, Maryland 21797

RE: Petition for Zoning Variance
Case No. 90-438-A

Dear Mr. Abrams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3351.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mm
encl.
cc: Peoples Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 4-16-90
Posted for: Variance
Petitioner: Douglas Abrams
Location of property: 100 1/4 West of Hillside Drive
6305 Windsor Mill Road
Location of Sign: 100 1/4 West of Hillside Drive
6305 Windsor Mill Road
Remarks: As per photo
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150
Number: 168

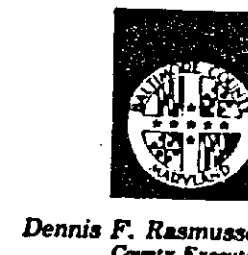
Date: 5/18/90

	QTY	PRICE
PUBLIC HEARING FEES		
010 - ZONING VARIANCE (IRL)		\$35.00
LAST NAME OF OWNER: ABRAMS		
TOTAL:		\$35.00

Cashier Validation: B 118*****3500:1:138F

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE APR 18 1990



Dennis F. Rasmussen
County Executive

Mr. Douglas E. Abrams
7737 Morgan Road
Woodbine, Maryland 21797

Re: Petition for Zoning Variance
CASE NUMBER: 90-438-A
100 1/4 West of c/l of Hillside Drive
6305 Windsor Mill Road
1st Election District - 1st Councilmanic
Petitioner(s): Douglas E. Abrams
HEARING: WEDNESDAY, MAY 9, 1990 at 2:00 p.m.

Dear Mr. Abrams:

Please be advised that \$93.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-438-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.2 To allow 7 ft. side yard setback in lieu of 15 ft. and 79.93 ft. in lieu of 80 ft. width of lot at front building for an existing two family dwelling.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

1. I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

2. I/we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

3. I/we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 12, 1990.

THE JEFFERSONIAN,

S. Zate Olson
Publisher

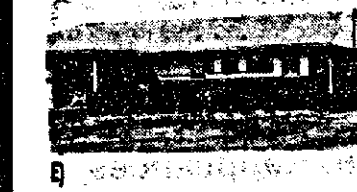
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance Case number 90-438-A
100 1/2 ft. West of c/l of Hillside Drive
6305 Windsor Mill Road
1st Election District
1st Councilmanic District
Dennis F. Rasmussen
Zoning Commissioner
Hearing Date: Wednesday, May 9, 1990 at 2:00 p.m.
Petitioners: Douglas E. Abrams
7737 Morgan Road
Woodbine, MD 21797
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the appeal period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
4112 Apr. 12

ST. STAR REAL ESTATE

REAL ESTATE



H \$149,000



ELLERS AND BUYERS!
on Office Producer
eville • 484-9010 • EHO

HELP WANTED

BECOME A JEWELRY ADVISOR
for Centropo Fashions. Drive job for homebased w/children. 3 hrs. 5 days/week. Approx. \$600/month. Call 945-2077.
SALES LADY—for wigs, FIT or P/T. Call 821-0936.
DELI PERSON—Experienced, P/T. Apply in person, Dash in Food Store, 1204 Reister Rd.

FOR RENT

PIKESVILLE/SUDBROOK
PARK—2 BR, private home, \$400 plus util. Call 239-2239.

Trips

Baroque Dinner Theatre on April 22 to see "Anne Get Your Gun". Cost is \$55 p.p. Bus leaves Pikesville High 10:30 a.m. For reservations, call Bunny Hurwitz at 484-4812.

Open Auditions for Playwrights' Festival IX

Western High 55th Reunion

Western High School class of 1935 will be holding its 55th Reunion May 16 at 11:45 a.m. at Blue Cross, 401 Reister Rd. Cost is \$25. Alumnus are urged to contact their classmate.

additions for parts in original scripts to be produced at various community theaters throughout the summer in Baltimore's Playwrights' Festival IX. Monday, April 23 at 7 p.m. at Fells Point Corner Theatre, 241 S. Ann St. Phone 276-7837. Tuesday, April 24 at 7 p.m. at The Vagabond Players, 806 S. Fayette St. Phone 276-7837.

LEGAL NOTICE

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance Case number 90-438-A
100 1/2 ft. West of c/l of Hillside Drive
6305 Windsor Mill Road
1st Election District
1st Councilmanic District
Dennis F. Rasmussen
Zoning Commissioner
Hearing Date: Wednesday, May 9, 1990 at 2:00 p.m.

Variance: To allow 7 ft. side yard setback in lieu of 15 ft. and 79.93 ft. in lieu of 80 ft. width of lot at front building for an existing two family dwelling.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the appeal period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 27, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-438-A
100 1/2 ft. West of c/l of Hillside Drive
6305 Windsor Mill Road
1st Election District - 1st Councilmanic
Petitioner(s): Douglas E. Abrams
HEARING: WEDNESDAY, MAY 9, 1990 at 2:00 p.m.

Variances: To allow 7 ft. side yard setback in lieu of 15 ft. and 79.93 ft. in lieu of 80 ft. width of lot at front building for an existing two family dwelling.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Douglas E. Abrams



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 30, 1990

Mr. Douglas E. Abrams
7737 Morgan Road
Woodbine, MD 21797

RE: Item No. 308, Case No. 90-438-A
Petitioner: Douglas E. Abrams
Petition for Zoning Variance

Dear Mr. Abrams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 4th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Douglas E. Abrams

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: April 6, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Henry F. Renard, Item No. 326
Theresa Marie Durbon, Item No. 328
Diana Ely Epstein, Item No. 325
Donald H. Wilson, III, Item No. 323
Richard H. Kress, Item No. 320
Michael R. Spodak, Item No. 318
Richard C. Tilghman, Item No. 319
Durban Road Ltd. Part., Item No. 315
Fitch Avenue Ltd. Part., Item No. 314
Douglas E. Abrams, Item No. 308
Chestnut Ridge Country Club, Item No. 300

In reference to the Petitioners' requests, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMVARI.ED/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

March 23, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lw

RECEIVED
MAR 24 1990

ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500
Paul H. Reincke
Chief



Dennis F. Rasmussen
County Executive

APRIL 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DOUGLAS E. ABRAMS
Location: #6305 WINDSOR MILL ROAD
Item No.: 308 Zoning Agenda: APRIL 3, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Carl L. Smith 4-4-90 Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320.

For Items 309, 314, 315 and 317, the previous County Review Group comments apply.

For Item 316, a County Review Group meeting may be required.

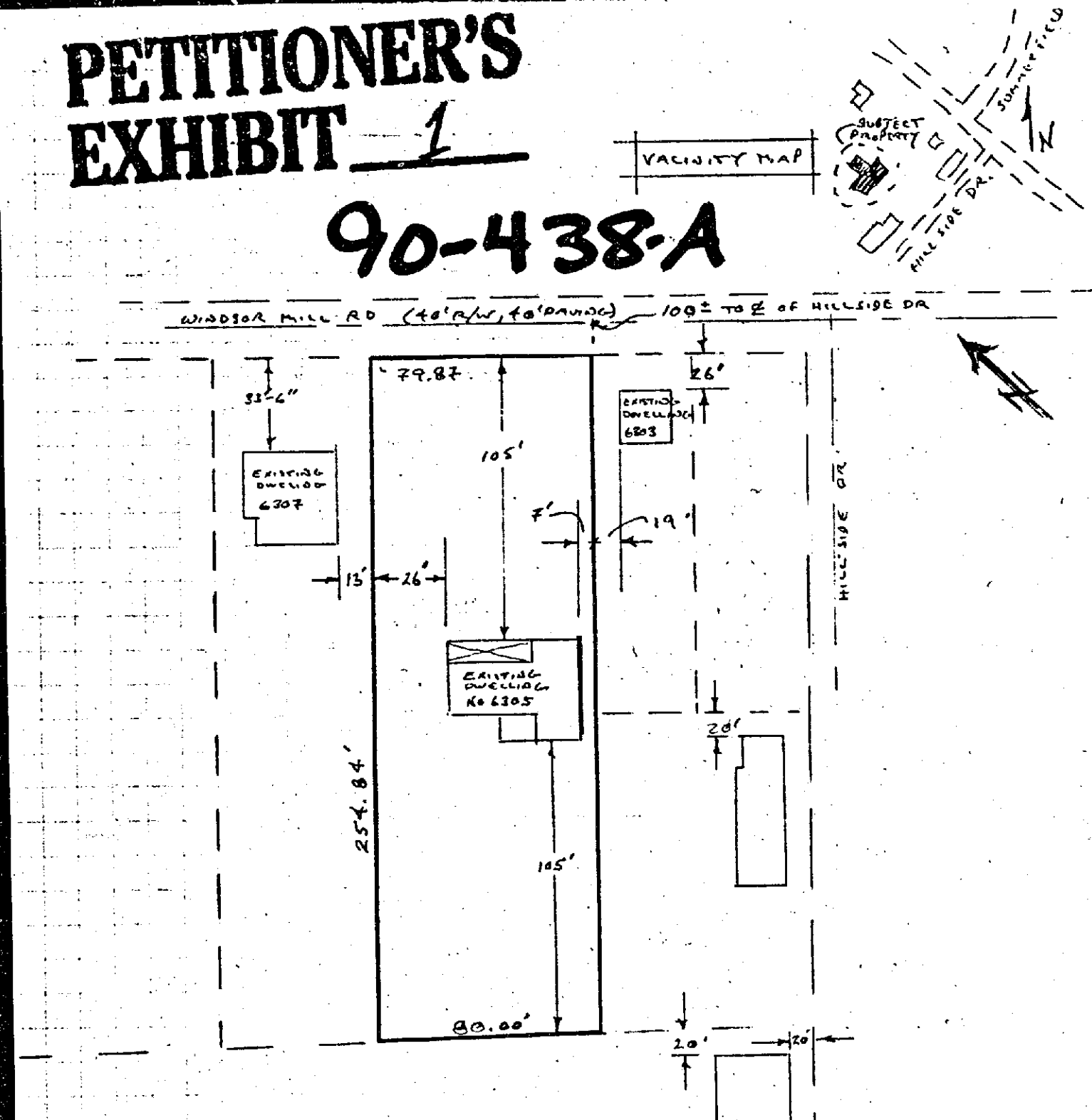
For Item 321, a County Review Group meeting may be required. Neither lot has in-fee frontage to a public road.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

PETITIONER'S
EXHIBIT 1

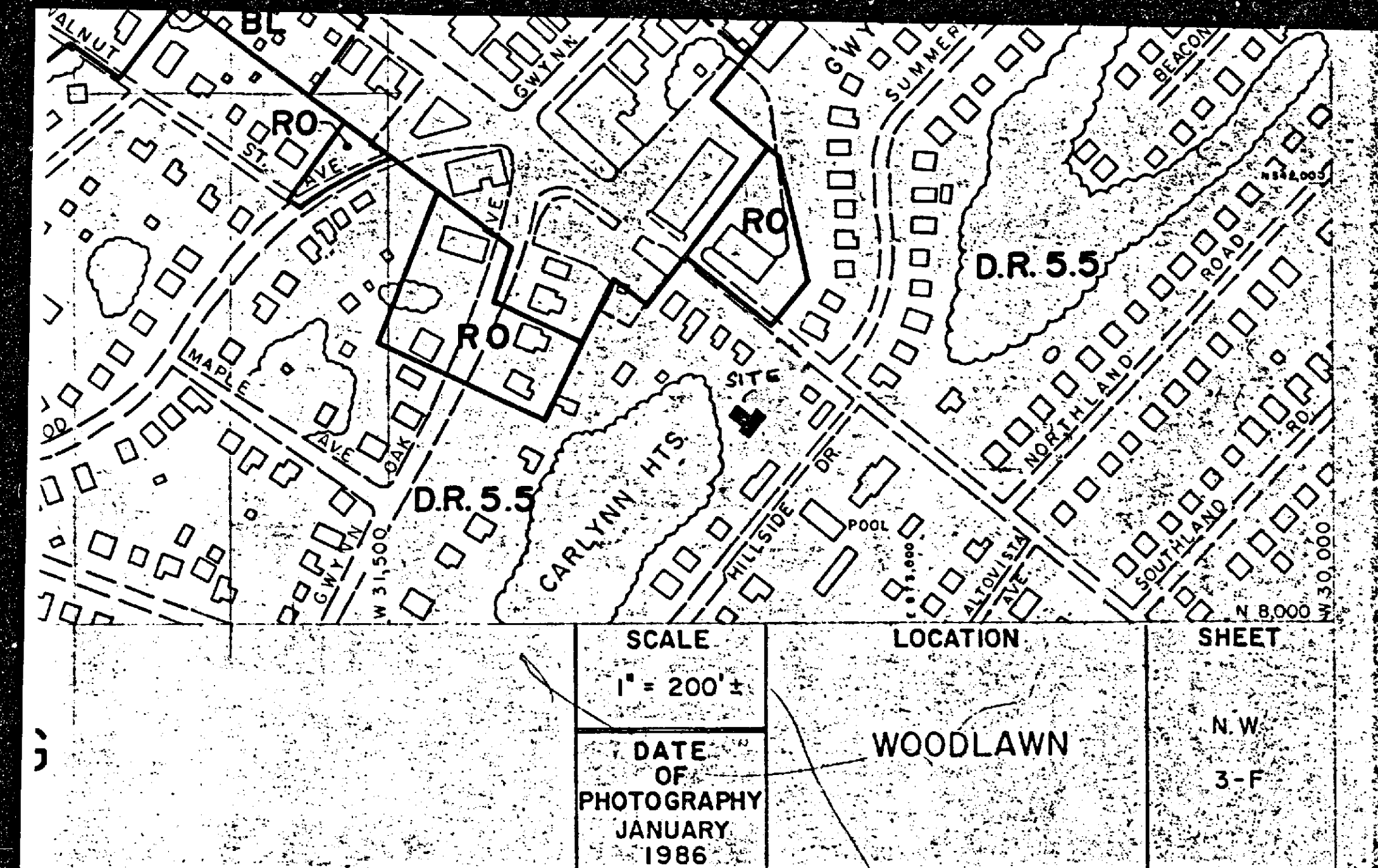
90-438-A



PLAT FOR ZONING VARIANCE (OR SPECIAL HEARING)
OWNER: DOUGLAS E. ABRAMS
DISTRICT 01, ZONED DR-5.5
SUBDIVISION - CARLYNN HTS
BOOK No 209 FOLIO N. 320
EXISTING PUBLIC UTILITIES IN WINDSOR MILL RD
THIS PROPERTY IS NOT IN CRITICAL AREA

Item # 308

LOT SIZE .46 ACRES ±
20,224 SQ. FT.
SCALE 1" = 50'



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Item # 308